

IN THE UNITED STATES DISTRICT COURT
FOR THE EASTERN DISTRICT OF TENNESSEE AT CHATTANOOGA

BWS PROPERTIES, LLC,	:	
	:	
	:	NO. 1:24-CV-29-KAC-CHS
Plaintiff,	:	
	:	JUDGE KATHERINE A.
-vs-	:	CRYTZER
	:	
AIRGAS USA, LLC,	:	MAGISTRATE JUDGE
	:	CHRISTOPHER H. STEGER
	:	
Defendant.	:	JURY DEMAND

THE DEPOSITION OF
PETER VAN SLYKE, JR.
April 8, 2025

Whitney A. Vaughn, TN LCR# 418
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1 a lot. I remember that.

2 Q And when you say people that are long
3 gone, does that mean individuals no longer employed
4 with Airgas?

5 A Correct.

6 Q Do you recall what date -- day you
7 gave the keys to the owner?

8 A I remember it was a nice day. The sun
9 was out. It was kind of -- wasn't real hot, I don't
10 think. I think you can see from the pictures it was
11 a beautiful day. No, I do not remember a specific
12 day.

13 Q Did you participate in a walkthrough
14 of the property with the owner --

15 A Yes.

16 Q -- once -- let me just finish real
17 quick. I do the same thing.

18 Once Airgas believed their move-out
19 was complete, gone to Access Road, did you do a
20 walkthrough of the property with the owner?

21 A Yes. That was the same time I turned
22 in the keys.

23 Q Was there anyone else other than
24 yourself and the owner, Ms. Nevans, that did the
25 walkthrough of the property?

1 BY MS. WOLINSKY:

2 Q If you can read through that, let me
3 know when you're done. Take your time.

4 A Okay.

5 Q Is this the text conversation you
6 referenced a moment ago about utilities?

7 A It looks like it is, yes.

8 Q Are you aware of whether the other
9 utilities to the property were still in Airgas's name
10 as of May 31st, 2023?

11 A I never heard anything about it, so I
12 assumed that they were not.

13 Q How were you made aware that the gas
14 had not been switched over to BWS?

15 A I believe Corley Johnson told me.

16 Q Tell me about --

17 A It was either Corley Johnson or Dawn
18 Van Dyke.

19 Q What do you recall about the
20 conversation that led you to have that understanding?

21 A Whichever person it was simply said
22 that somebody was -- one of our accounts payable
23 departments somewhere else was apparently still
24 getting a bill for the gas at the property. And it
25 seems like it was some -- another state, far-away

1 state. But somehow whoever that was made -- probably
2 made Dawn Van Dyke aware, and I think she told me
3 that it was still on.

4 **Q Did she give you any instructions on**
5 **how to get that switched off?**

6 A I don't remember any instructions.

7 **Q Do you recall, did Airgas or BWS**
8 **coordinate with the gas company to get it switched**
9 **over?**

10 A As I recall, we did at first. And
11 then there was a snafu with the meeting. And then
12 maybe Ms. Nevans took over after that.

13 **Q Do you recall the snafu as you**
14 **referred?**

15 A As I recall, the gas company was
16 supposed to be there at a certain time and they did
17 not -- whenever that time was, they did not meet up
18 with Ms. Nevans.

19 **Q Did you have conversations with anyone**
20 **at Airgas about scheduling a walkthrough of the**
21 **property after May 31st, 2023?**

22 A Not for myself, no.

23 **Q For someone else?**

24 A Tracy -- Tracy Harvey and a guy named
25 Kevin Cruz -- I was not there, but they -- or I was

REPORTER'S CERTIFICATE

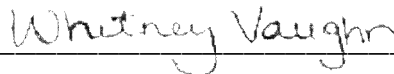
STATE OF TENNESSEE :

COUNTY OF HAMILTON :

I, Whitney A. Vaughn, Court Reporter and Notary Public, do hereby certify that the foregoing deposition was stenographically recorded by me as stated in the caption. PETER VAN SLYKE, JR., was duly sworn by me; that pages 1 to 165, inclusive, were reduced to typewriting under my direction and supervision, and the deposition is a true and correct record, to the best of my ability, of the testimony/evidence given by the deponent.

I further certify that I am not a relative or employee or attorney or counsel of any of the parties, nor am I a relative or employee of such attorney or counsel, nor am I financially interested in the action. All rates charged are usual and customary.

This is the 24th day of April, 2025.



Whitney Vaughn, TN LCR #418

Court Reporter and Notary Public

My Commission Expires 12/23/28

